

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westland**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,748,467**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	92.04 %	93.18 %	14	95.51 %	22	19	
% of Funds Disbursed	88.08 %	84.60 %	10	87.58 %	46	46	
Leveraging Ratio for Rental Activities	5.2	3.19	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.63 %	86.97 %	14	82.17 %	32	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.34 %	69.71 %	7	71.17 %	66	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.38 %	87.63 %	13	81.54 %	31	31	
% of 0-30% AMI Renters to All Renters***	54.76 %	52.87 %	9	45.68 %	0	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.05 %	97.66 %	17	96.19 %	25	23	
Overall Ranking:			In State:	5 / 20	Nationally:	72 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,671	\$26,833		\$27,510	168 Units	66.40 %	
Homebuyer Unit	\$24,219	\$17,454		\$15,239	85 Units	33.60 %	
Homeowner-Rehab Unit	\$0	\$22,935		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$5,531		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westland MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,597	\$51,844	\$0
State:*	\$78,736	\$74,329	\$19,561
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	77.8	50.6	0.0	0.0
Black/African American:	13.9	45.9	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.6	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.6	0.0	0.0	0.0
Asian and White:	0.6	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.6	0.0	0.0	0.0
Other Multi Racial:	0.6	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.8	3.5	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	34.2	42.4	0.0	0.0
2 Persons:	15.2	23.5	0.0	0.0
3 Persons:	18.4	21.2	0.0	0.0
4 Persons:	19.0	5.9	0.0	0.0
5 Persons:	7.6	2.4	0.0	0.0
6 Persons:	5.1	4.7	0.0	0.0
7 Persons:	0.6	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	43.5	0.0	0.0
Elderly:	4.4	2.4	0.0	0.0
Related/Single Parent:	33.5	30.6	0.0	0.0
Related/Two Parent:	21.5	18.8	0.0	0.0
Other:	10.1	4.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.3	0.0 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	51.9	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westland State: MI Group Rank: 72
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 73
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	91.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	84.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.38	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	94.05	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

